



Attachment 7 - Referral Responses

San Luis Obispo County

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 8/7/2013

TO: FW

FROM: Brian Pedrotti- Inland Team/ Development Review

AUG - 8 2013

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: DRC2013-00003/SUB2013-00005 PRIVATE CAPITAL- Conditional use permit and lot line adjustment for the construction and operation of a 96 bed assisted living facility, along with the lot line adjustment of two parcels. 5.20 acre site located off W.Tefft in Nipomo. APN: 092-572-016 and 017.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

9/16/13

Name

Frank Homaycutt

Phone

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Referral Review: SUB2013-00005/DRC 2013-00003 PRIVATE CAPITAL

Doug Rion to: Brian Pedrotti

cc: Frank Honeycutt, Tim Tomlinson

08/16/2013 09:39 AM

Hello Brian,

Regarding only the SUB2013-00005, Proposed Lot Line Adjustment (COAL # ?) aspect of this referral:

The map/plan set received with the referral package is lacking a "Lot Line Adjustment Map" in form or complete content as required per 21.02.030(3)

The information provided within the various sheets of the map/plan set received do not identify the existing parcels by map book/page, document number or otherwise (by APN only is inadequate): the perimeter boundary of the parcels subject to the adjustment is not clear, Parcels 1&2 of the proposed adjustment are not identified (labeled) anywhere.

The information provided is inadequate to complete our review of SUB2013-00005.

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
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drion@co.slo.ca.us



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: September 16, 2013
To: Brian Pedroti, Project Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Comments on DRC2013-00003 SUB2013-00005, Private Capital CUP and LLA, West Tefft, Nipomo, APN 092-572-016 and 017**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. LLA Map. Please have the applicant revise and resubmit a Lot Line Adjustment Map. The map and plan set submitted is insufficient to perform an adequate review.
2. Drainage or Flood Hazard information. It is not clear how onsite drainage and storm detention will be provided. The applicant should demonstrate whether this project is entitled to use the adjacent detention basin and if it is adequate for this project. Some onsite detention is also indicated but not clarified.

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance.
- B. The proposed project is within the South County Road Improvement Fee Area 1. Payment of Road Improvement Fees is required prior to building permit issuance.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits.

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Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plans are to include, as applicable:
 - a. Street plan and profile for widening **Mary Ave** to complete the project side of an A-2 urban street section fronting the property. Widening shall also accommodate a right turn lane at the intersection with Juniper Street. All existing and proposed driveways along **Mary Ave** shall be constructed or reconstructed in accordance with County Standard B-3 series drawings.
 - b. Street plan and profile for widening **Juniper Street** to complete the project side of an A-2 urban street section fronting the property. All existing and proposed driveways along **Juniper Street** shall be constructed or reconstructed in accordance with County Standard B-3 series drawings.
 - c. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
 - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the road widening improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

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6. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
7. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Fees

8. **Within 30-days of permit approval or in accordance with the County Road Improvement Fee Ordinance 13.01**, the applicant shall pay South County Area 1 Road Impact Fees to the Department of Public Works in accordance with the latest adopted road fee schedule. Future development on the site shall be subject to the payment of road fees prior to building permit issuance.

Drainage

9. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
10. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
11. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

12. **At the time of application for construction permits**, the applicant shall demonstrate the project has incorporated at least Two County approved LID structural practices into the project. Refer to the brochure *Interim Low Impact Development Guidelines* for further information and references for LID design.
13. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to LUO Section 22.10.155 for Stormwater Management. Applicable projects shall submit a Stormwater Quality Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.

Recycling

14. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

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Offers

15. **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for **Mary Ave and Juniper Street** road widening purposes a sufficient width as necessary to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
16. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

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